

1 JACOB D. BUNDICK, ESQ.
2 Nevada Bar No. 9772
3 NATALIE L. WINSLOW, ESQ.
4 Nevada Bar No. 12125
5 AKERMAN SENTERFITT LLP
6 1160 Town Center Drive, Suite 330
7 Las Vegas, Nevada 89144
8 Telephone: (702) 634-5000
9 Facsimile: (702) 380-8572
Email: jacob.bundick@akerman.com
Email: natalie.winslow@akerman.com

10 *Attorneys for Defendants, Bank of America, N.A.
successor by merger to BAC Home Loans
Servicing, LP, Federal Home Loan Mortgage
Corporation, and Recontrust Company, N.A.*

11
12 **UNITED STATES DISTRICT COURT**
13
14 **DISTRICT OF NEVADA**

15 HANRY LEE, an individual,

16 Plaintiff,

17 v.

18 BANK OF AMERICA, N.A., successor by
merger to BAC Home Loans Servicing, LP;
FEDERAL HOME LOAN MORTGAGE
CORPORATION; RECONTRUST COMPANY,
N.A., DOES 1-10 and FOE CORPORATIONS
1-10,

19 Defendants.

20 Case No.: 2:13-cv-00428-MMD-NJK

21
22 **STIPULATED JUDGMENT**

23 Plaintiff Hanry Lee (**plaintiff**), by and through his undersigned counsel, and defendants Bank
24 of America, N.A., successor by merger to BAC Home Loans Servicing, LP, Federal Home Loan
Mortgage Corporation, and ReconTrust Company, N.A. (collectively, **defendants**), by and through
their undersigned counsel, stipulate and agree as follows:

25 1. That ReconTrust Company, N.A. is the duly appointed trustee under that certain deed
26 of trust dated April 12, 2007 and recorded on April 19, 2007 as document no. 200704190000935 in
27 the Office of the Recorder, Clark County, State of Nevada, wherein Yao Jiang, a married man as his

1 sole and separate property is named as trustor, ReconTrust Company, N.A., as trustee, and Mortgage
2 Electronic Registration Systems, Inc. as beneficiary.

3 2. That Federal Home Loan Mortgage Corporation is the beneficiary of record under
4 that deed of trust by virtue of an assignment of beneficial interest recorded on October 6, 2011 as
5 document no. 201110060003359 in the Office of the Recorder, Clark County, State of Nevada.

6 3. That the deed of trust encumbers real property located in Clark County, State of
7 Nevada described as LOT 161 OF BLUE DIAMOND SPRINGS UNIT 6A, AS SHOWN BY MAP
8 THEREOF ON FILE IN BOOK 132 OF PLATS, PAGE 30, IN THE OFFICE OF THE COUNTY
9 RECORDER OF CLARK COUNTY, NEVADA AND AMENDED BY CERTIFICATE OF
10 AMENDMENT RECORDED November 13, 2006 IN BOOK 20061113 AS DOCUMENT NO.
11 0005462, commonly known as 8298 Pearl Oasis Court, Las Vegas, Nevada 89139 (APN No. 177-
12 18-120-011).

13 4. That by virtue of a default under the terms of the deed of trust, the beneficiary did
14 declare a default as set forth in a notice of default recorded on March 16, 2011 as document no.
15 201103160000503 in the Office of the Recorder, Clark County, State of Nevada.

16 5. That the trustee's deed recorded as document no. 201110060003360 at the request of
17 ReconTrust Company, N.A. on October 6, 2011 in the Office of the Recorder, Clark County, State of
18 Nevada is void and should be expunged from the Official Records of Clark County, State of Nevada.

19 6. That the express purpose of this stipulated judgment is to return the priority and
20 existence of all title and lienholders to the status quo-ante as it existed immediately prior to the
21 recordation of the trustee's deed.

22 7. That plaintiff is entitled to judgment on his cause of action for quiet title in this case
23 and that plaintiff owns all right, title, and interest in and to that real property commonly known as
24 8298 Pearl Oasis Court, Las Vegas, Nevada 89139 (APN No. 177-18-120-011).

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1 8. That all other causes of action asserted in this case should be dismissed with
2 prejudice, the parties to bear their respective attorneys' fees and costs.

3 DATED this 8th day of May, 2013.

4 DATED this 8th day of May, 2013.

5 **AKERMAN SENTERFITT LLP**

6 _____
7 /s/ Natalie L. Winslow
8 JACOB D. BUNDICK, ESQ.
9 Nevada Bar No. 9772
10 NATALIE L. WINSLOW, ESQ.
11 Nevada Bar No. 12125
12 1160 Town Center Drive, Suite 330
13 Las Vegas, Nevada 89144

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15 *Attorneys for Defendants, Bank
16 of America, N.A., successor by
17 merger to BAC Home Loans
18 Servicing, LP, Federal Home
19 Loan Mortgage Corporation,
20 and ReconTrust Company, N.A.*

5 **SPRINGEL & FINK LLP**

6 _____
7 /s/ Leonard T. Fink
8 Leonard T. Fink, Esq.
9 Nevada Bar No. 6296
10 Michael Arata, Esq.
11 Nevada Bar No. 11902
12 10655 Park Run Drive, Suite 275
13 Las Vegas, NV 89144

14 *Attorneys for Plaintiff*

15 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the trustee's deed which
16 was recorded on October 6, 2011 at the request of ReconTrust Company, N.A. as document no.
17 201110060003360 in the Office of the Recorder, Clark County, State of Nevada is void and
18 expunged from the Official Records of Clark County, Nevada.

19 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that title in and to that certain
20 real property commonly known as 8298 Pearl Oasis Court, Las Vegas, Nevada 89139 (APN No.
21 177-18-120-011) is quieted in the name of plaintiff, and that plaintiff owns all right, title, and
22 interest in and to said property, free and clear of any and all claims of the defendants in this case.

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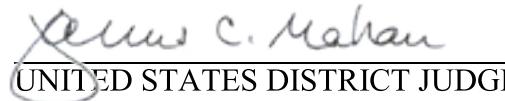
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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that all other causes of action
2 asserted in this case are dismissed with prejudice, the parties to bear their respective attorneys' fees
3 and costs.

4 IT IS SO ORDERED.
5 *James C. Mahan*
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7 UNITED STATES DISTRICT JUDGE
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Dated: September 12, 2013